075.0	0003	0008.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	648,600 / 648,600
					USE VALUE:	648,600 / 648,600
					ASSESSED:	648,600 / 648,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
7		ROBIN HOOD RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PRESCOTT ROBERT M
Owner 2:	
Owner 3:	
Street 1:	7 ROBIN HOOD ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 7,813 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1953, having primarily Vinyl Exterior and 1386 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7813.000	189,900	600	458,100	648,600
Total Card	0.179	189,900	600	458,100	648,600
Total Parcel	0.179	189,900	600	458,100	648,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 468.03 | /Parcel: 468.0

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 47498

GIS Ref

GIS Ref

Insp Date 10/29/18

!6274!

PREVIOUS ASSESSMENT

Parcel ID 075.0-0003-0008.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	189,900	600	7,813.	458,100	648,600	648,600	Year End Roll	12/18/2019
2019	101	FV	171,800	600	7,813.	458,100	630,500	630,500	Year End Roll	1/3/2019
2018	101	FV	171,800	600	7,813.	392,600	565,000	565,000	Year End Roll	12/20/2017
2017	101	FV	171,800	600	7,813.	366,500	538,900	538,900	Year End Roll	1/3/2017
2016	101	FV	171,800	600	7,813.	314,100	486,500	486,500	Year End	1/4/2016
2015	101	FV	171,000	700	7,813.	281,400	453,100	453,100	Year End Roll	12/11/2014
2014	101	FV	171,000	700	7,813.	260,400	432,100	432,100	Year End Roll	12/16/2013
2013	101	FV	171,000	700	7,813.	248,300	420,000	420,000		12/13/2012

PRINT

Date	Time
12/10/20	21:04:11

LAST REV

Date	Time
04/30/19	14:04:09

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6274

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
TUTTLE TIMOTHY/	1131-135		8/26/1994		212,000	No	No		Y

USER DEFINED

Prior Id # 1:	47498
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
10/29/2018	MEAS&NOTICE	BS	Barbara S
4/21/2009	Meas/Inspect	189	PATRIOT
12/20/1999	Inspected	276	PATRIOT
12/11/1999	Missed Appt.	264	PATRIOT
10/20/1999	Measured	263	PATRIOT
7/26/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7813		Sq. Ft.	Site		0	70.	0.84	4									458,075						458,100	

Total AC/HA: 0.17936 | Total SF/SM: 7813 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 458,075 | Spl Credit | Total: 458,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1953	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	128.237
Other Features:	89500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	275208
Depreciation:	85314
Depreciated Total:	189894

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	5	BRs:	2	Baths:	1				HB	1	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

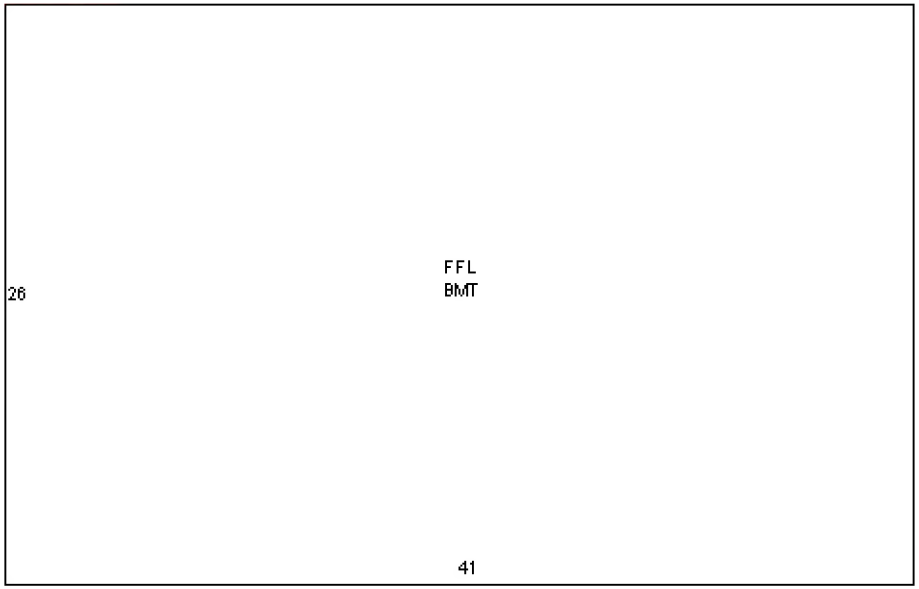
No Unit	RMS	BRS	FL
1	5	2	1
Totals			
1	5	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	128.24
Special Features:	0	Val/Su Net:	89.07
Final Total:	189900	Val/Su SzAd	178.14

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,066	45.970	49,007
FFL	First Floor	1,066	128.240	136,701
	Net Sketched Area:	2,132	Total:	185,708
Size Ad	1066	Gross Are	2132	FinArea 1386

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	30	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 075.0-0003-0008.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	8X20	A	AV	2000	4.59	T	15.2	101			600			600

More:	N	Total Yard Items:	600	Total Special Featues:	Total: 600